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Re: Project #6755278-CN

REPEAT ITEMS FROM PREVIOUS CORRECTION
CYCLE. A REVISED PLAN SET AND CORRECTION
RESPONSES TO THESE ITEMS DID NOT APPEAR TO
BE UPLOADED TO THE PORTAL FOR THIS RECORD.

Correction Notice #1

Review Type ORDINANCE
Project Address 12706 33RD AVE NE
SEATTLE, WA 98125
Contact Email PR.A.LLC@GMAIL.COM
SDCI Reviewer Edward Kwitek
Reviewer Phone (206) 727-3682
Reviewer Email edward.kwitek@seattle.gov
Owner Linwood Property LLC

Date September 01, 2021
Contact Phone (425) 741-9493

Address Seattle Department of Construction and
Inspections
700 Fifth Ave
Suite 2000
PO Box 34019
Seattle, WA 98124-4019

Applicant Instructions

You will not be able to upload corrected plans until all reviews are completed and the project's review status is "Corrections Required".

***** Respond by providing a written response to each correction AND identify changes to drawings since initial review. *****

Drawings shall be **legible**, with sheets **oriented correctly**, on an appropriate **sheet size**, with all revisions/changes **clouded or circled**, with **no missing sheets**, and uploaded in a **single PDF file**.

Link for detailed steps: ["How to Respond to a Correction Notice"](#). If the 3-step process outlined in this document is not followed, your response could be **rejected**, permit issuance could be **delayed**, and **penalty fees** could be assessed.

Codes Reviewed

This project has been reviewed for conformance with one or more of the following codes: 2015 Seattle Building Code (SBC); 2015 Seattle Energy Code (SEC); Grading Code; Environmentally Critical Areas Regulations (ECA).

Corrections

1. SBC 301.1 - Complete the following -

- (a) 1/G1.2 - Revise the storage spaces to S-1 occupancy classification. Track changes in separation & occupancy tables on G0.4, and G1.2 - G1.4.
- (b) 1 & 2/G1.2 - Revise the Main Lobby to R-2 occupancy. Calculate the occupant load for this space using a 15 net occupant load factor.
- (c) 2/G1.2 - Revise the Community Room to A-3 occupancy. Calculate the occupant load for this space using a 15 net occupant load factor.
- (d) 2/G1.2 - Revise the storage space, electrical room(s) and waste/recycling room to S-1 occupancy.
- (e) 1/G1.3 - Revise the exterior courtyard to A-3 occupancy. Calculate the occupant load for this space using a 15 net occupant load factor.
- (f) G1.3 - G1.4 - Revise electrical rooms to S-2 occupancies.
- (g) G1.3 - G1.4 - Revise the storage & utility spaces to S-1 occupancy.
- (h) 1/G1.2 - Revise the fire sprinkler room to S-2 occupancy.

General note - accessory occupancies require their own occupancy classification per SBC 508.2.1.

2. SBC 406.4.1, ICC A117.1-2009 502.6 - 1/A2.01, 1/A2.02 - Note the vertical clearance at the proposed ramps - 6'-6" is required throughout; 98-inches is required throughout access to parking space for accessible van.

3. SBC 406.6.2 - Add a general note - "Mechanical ventilation system is required for the enclosed garage spaces - levels 1 & 2".

4. SBC 502.1, SBC 202 - G1.1 - It appears that the number of stories above grade plane is incorrect. Please re-evaluate grade plane using one of the following methods. Grade plane may be established by calculating the average of the finish grade elevations at the major corners of the building or by considering the weighted average of the finish grade elevations at the perimeter of the building. Finish grade is the lowest elevation within 6' of the building or the lowest elevation between the building and a property line less than 6' from the building.

The values used in the calculations for building elevation do not appear to match the actual finished grade proposed. For example, 189.92 & 189.72 were used for the west elevation. 1/A5.01 shows the corner elevations at 185 & 196.5. Revise the grade plane calculations to use the finished grade proposed throughout the plan set.

5. SBC Table 504.4 - 1/A2.08 - Complete the following -

- (a) Dimension the canopy at the stair penthouse level.
 - (b) SDCI policy is to limit canopies at roof levels to 3'-0" x 3'-0", OR, a continuous 2'-0" canopy measured from the face of the exterior wall. This is to prevent the area below the canopy from being used for storage, creating an additional story. Revise the canopy design to comply with SDCI size requirements. Track changes throughout the plan set.
6. SBC 701.1 - G1.1 - G1.4 - Revise the graphics in the egress diagrams to clearly show where rated construction is required. Wall hatches should prominently display where rated construction is required. Colored coded diagrams are not recommended - this information will be lost in the field if black-white plan sets are printed.

Per SBC Table 601, interior & exterior bearing walls are required to be rated for 1-hour for Type VA construction; 3-hour for Type IA construction - reference the structural set for the location of all bearing walls.

Reference SBC Table 601 for rated roof & rated floor requirements for both construction types.

Show rated corridors in the diagrams per SBC Table 1020.1.

If occupancy separation is based on SBC 508.4, revise the diagrams to show rated construction between occupancies.

Show dwelling unit separation per SBC 420.2 & 420.3.

Prominently show rated construction for shafts (SBC 713), elevator & stair cores (SBC 1023.2), & exit passageways (SBC 1024).

Show rated exterior walls based on fire separation distance per SBC Table 602.

Revise the diagrams & floor plans as required per the information above.

7. SBC 703.2 - Complete the following -

- (a) IM6/A4.01 - Revise the detail so it is not clipped off the sheet. GA WP 7051 is a proprietary assembly; revise the detail notes to include the proprietary gypsum board that will be used in the assembly.
- (b) CM3/A4.01 - The proposed assembly does not match the referenced test number - GA FC 2116. Resolve this plan conflict.
- (c) PW1/A4.02 - The proposed assembly does not match the referenced test number - GA WP 5510. Resolve this plan conflict.
- (d) RW1C/A4.02 - GA FC 5407 could not be located. Upload GA sheet with this detail onto the portal as a supplemental document. The manual date should be listed on the bottom of the sheet uploaded to the portal.
- (e) RW4C/A4.02 - GA RC 2602 could not be located. Upload GA sheet with this detail onto the portal as a supplemental document. The manual date should be listed on the bottom of the sheet uploaded to the portal.
- (f) FW1/A4.02 - PFC 4354 is an outdated evaluation report. Revise to reference an ICC ESR report. Include the section number in the detail for the proposed assembly listed in the report.
- (g) FW2/A4.02 - "TBD" cannot be accepted for fire rating; resolve this plan conflict.
- (i) FW2C/A4.02 - GA FC 5111 could not be located. Upload GA sheet with this detail onto the portal as a supplemental document. The manual date should be listed on the bottom of the sheet uploaded to the portal.
- (j) FW5, CW1/A4.02 - Revise the rated assemblies to reference a tested file or prescriptive design.

8. SBC 704.2, 704.3 - S9.0 - S12.0 - The structural design proposes steel posts & beams throughout. Revise the architectural set to include section details for individual encasement protection. Reference a tested file number or prescriptive design section in the section details.

9. SBC Table 705.8 - Complete the following -

- (a) Revise the plan set to include diagrams & calculations showing that the opening of areas complies with maximum allowable areas permitted in table. Areas of concern include the north elevation within 5'-0" of a property line (2/A5.02),
- (b) A5.01, A5.02 - The elevation titles appear to be incorrect. Resolve this plan conflict.

10. SBC - Revise the design to include parapets (30-inches min. above where the roof intersects the parapet wall per SBC 705.11.1), or, specify the exception that applies (include notes from the code section in the plan set if applicable).

This item applies to the roof levels at level 5, level 8 & the roof at the stair & elevator penthouse.

11. SBC 713.5 - 5/A8.06 - Revise the continuous blocking to align with the break on the outside edge of the wall (where gypsum wall board stops).

12. SBC Table 716.5, SBC Section 2406 - Revise the plan set to include a door & window schedule. Specially include information for rated doors & safety glazing where required. General notes cannot be accepted for this item.

13. SBC Section 721 - A4.01 - A4.02 - Complete the following -

- (a) Revise code references to the 2015 SBC where listed under fire test report numbers columns.
- (b) EC1, IC1, FC2, FC2C, FC4, FC4C, FC5, FC5C - Where chapter 7 prescriptive design is reference for concrete & concrete assemblies, revise the detail notes to include the min. thickness of concrete required for noted fire rating.

14. SBC Chapter 7 - Complete the following -

- (a) 1/A2.01, 1/A2.02 - Revise the floor plans to include call-outs/references to rated assemblies where required.
- (b) A6.01 - A7.02 - Revise the section diagrams to include call-outs/references to rated floor-ceiling assemblies & roof assemblies.
- (c) 2/A6.02, 2/A7.01, 1 & 3/A7.03 - FC2 is called out at level 3 floor assembly. A 3-hour rated slab is required per SBC 510.2. Resolve this plan conflict.
- (d) 1/A7.02 - RW2C is called out at the level 5 roof. A 1-hour rated assembly is required per SBC Table 601. Resolve this plan conflict.
- (e) A7.03 - Revise the roof assembly reference (RW1) to reference a listed assembly on sheet A4.02.
- (f) 1 & 3/A8.06 - Reference detail cannot be located - 9/A8.04.
- (g) 1/A8.06 - Clarify if detail is located inside rated floor-ceiling assembly. If so, add notes. If not, provide a continuous rated enclosure if extended to a rated shaft assembly. Specify the required rating of the shaft & duct enclosure in the detail.
- (f) 3/A8.06 - Specify the rating of the fire damper per SBC Section 717.
- (g) A7.03, 13/A8.02 - For Type VA construction, a min. of (2) 2x blocking is required at floor-ceiling assemblies intersecting 1-hour rated wall assemblies. A min. of (4) 2x blocking is required at floor-ceiling assemblies intersecting 2-hour rated wall assemblies. Revise the sheet details to show compliance with this item.
- (h) A9.01 - A9.04 - Revise the section diagrams & plans to include call-outs/references to rated floor-ceiling assemblies & roof assemblies.

15. SBC Table 1006.2.1 - 2/G1.2, 1/G1.3, 1/A2.02, 1/A2.03 - The community room space & the exterior court require (2) exits. Include exit separation per SBC 1007.1.1, panic hardware per SBC 1010.1.10 & revise the door swings per SBC 1010.1.2.1.

16. SBC Table 1006.2.1 - 1 & 2/G1.2, 1/A2.01, 1/A2.02 - Provide diagrams showing that the maximum distance from the most remote part commercial loft [212] to the exit does not exceed 100'-0". Include the diagonal measurement of the stair travel in your measurements.

17. SBC 1015.8 - A5.01 - A5.02, A6.02 - All elevations - Revise the plans to show the lowest part of operable window openings are at least 36" above the finished floor surface. Alternatively, where operable sections of the window are within 36" of the floor surface, add notes to the plans or demonstrate:

The window opening will not allow passage of a 4" diameter sphere, when the window is in its largest opened position (exception 2), OR

The window is provided with fall prevention devices complying with ASTM F 2090. Submit documentation of compliance with the response to this correction, or include the documentation on the plans (exception 3), OR

The window is provided with opening control devices complying with SBC 1015.8.1 (exception 4).

18. SBC 1105.1 - 1/A2.01, 1/A2.02 - Revise the plan set to diagram the accessible entrances for all proposed business and the residential portion of the structure. At least one accessible entrance is required for all businesses; if more than (1) entrance is provided, 60% of the entrances are required to be accessible.

The diagram is required to show that the accessible route to the entrances coincides with the general circulation path per SBC 1104.5.

A min. width of 44" is required for exterior accessible routes per SBC 1101.2.1. These widths should be dimensioned in the diagram.

19. SBC Table 1106.1, 1106.2, 1106.5 - Complete the following -

- (a) Vehicle parking Calculations/G0.1 - Revise the parking count to match the proposed parking in the plan set - 120 spots.
- (b) Vehicle parking Calculations/G0.1 - 6 spots for commercial use are proposed. 1/A2.01, 1/A2.02 - Revise the plans to show the designated commercial use parking spaces. Provide (1) accessible van parking spot for commercial use per SBC 1006.5. This spot should be located on the shortest route to the commercial entrance(s) per SBC 1006.6.
- (c) 1/A2.01, 1/A2.02 - Revise the plans to show (3) accessible parking spots for residential use per SBC 1106.2. (1) spot is required to be an accessible van parking spot per SBC 1006.5. All residential accessible parking spots are required to be located on the shortest route to the elevator lobby per SBC 1006.6.

20. SBC 1107.6.2.2.1 - G0.4, G1.3 - G1.4, A2.03 - A2.07 - Complete the following -

- (a) (8) Type A dwelling units are required; only (7) have been provided.

Revise the plans to include (1) additional single-bedroom dwelling unit.

(b) A3.03a - Revise the plan sheet to include an enlarged floor plan of the Type A studio unit.

(c) ICC A117.1-2009 - Section 608.2.3.2 - 3/G2.5 - Revise the diagram to show a roll-in shower w/ a shower seat located on the opposite side of the rear wall. The seat revision also applies to 3/A3.05, 2 & 4/A3.07a.

21. ICC A117.1-2009 - Fig. 404.2.3.2, 1004.5.1 - The following unit entry doors do not comply with clearance requirements for Type B units -

- (a) 1,2 & 3/A3.03a; 2/A3.04a, 2/A3.05a, 1 & 3/A3.08a, 2 & 3/A3.10a - Front Approach, Pull Side

ICC A117.1-2009 - Fig. 404.2.3.2, 1003.5 - The following unit entry doors do not comply with clearance requirements for Type A units -

- (a) 2/A3.07a - Front Approach, Pull Side

22. ICC A117.1 - 2009 - 307.4 - 1/A9.03 - Provide a barrier at the stair where the vertical clearance is less than 80-inches.

23. SBC 1208.3 - 2/A3.04a - Revise the design of this unit to include (1) 120 SF room w. a minimum dimension for measurement is 7'-0" in any direction. See the following 2015 Code solution for guidance on how to measure habitable space -

<http://www.seattle.gov/Documents/Departments/SDCI/Codes/2015SBC12081HabitableRoomSize.pdf>

24. SBC 1208.4 - 2/A3.03a - Revise the design of this unit to meet the requirements for an efficiency dwelling unit. One living room area of 220 SF is required - the minimum dimension for measurement is 7'-0" in any direction. The additional 100 SF of space is not required to measure 7'-0" in any direction. See the following 2015 Code solution for guidance on how to measure habitable space -

25. SBC 1023.1 - 2/A9.02 - Separation is required between the interior exit stairway and the Utility space located under the stair. Revise the plan set to include diagrams showing continuous 2-hour separation; any bearing walls supporting the stairway extending to the foundation are required to be rated for 3-hour per SBC Table 601.

26. SBC 1104.3 - 1/A2.02 - Clarify the waste & recycle spaces that are dedicated to the residential units. Revise the design to include accessible clearances at southernmost waste & recycle rooms if dedicated to the residential units.

27. SBC 1203.3 - RW4C/A4.02 - Clarify if this is an unvented detail and where it is being proposed in the plan set.

28. SBC 1207.2 - IW2 & IW3/A4.02, FW1/A4.02 - Revise the details to reference a tested assembly with a min. STC rating of 50.

SBC 1207.3 - FW1/A4.02 - Revise the detail to reference a tested assembly with a min. IIC rating of 50.

Additional corrections may be issued in the next review cycle when additional call-outs are added to the plan set for rated wall, floor-ceiling & roof assemblies

29. SBC 1607.8.1 - 5/A8.02 - Revise the plans to show structural details for guards (guardrails), including attachments of guards to the building. In accordance with ASCE 7, Section 4.5.1, provide structural calculations demonstrating:

Guards and their supporting structure are adequate to resist a 50 plf linear load and a 200 pound concentrated load, applied to the guard top rail in any direction., AND

Intermediate rails and panels of the guard system, along with their joints or connections, are adequate to resist a 50 pound load applied over an area of no more than 12"x12".

Attachment details are required for item approval; revise the floor plans to include call-outs that reference the detail where required.

30. SBC 3016.12 - A9.01 - Revise the elevator design to include dimensions & designation for elevator car to accommodate ambulance stretcher.

31. Revised Code of Washington (RCW) 64.55.005 requires that the developers of multi-unit residential buildings comply with one of the three options listed below. Indicate which option will be used and provide electronic copies of the required documents as specified.

(1) a. Submit plans, details, and specifications for the construction of the *building enclosure*, per RCW 64.55.010(2). The *building enclosure design documents* must be signed and sealed by an architect or engineer licensed in the State of Washington, per RCW 64.55.10(3).

b. Provide a statement on the plans or in a letter, signed and stamped as above, in substantially the following form: "The undersigned has provided building enclosure documents that in my professional judgment are appropriate to satisfy the requirements of RCW 64.55.005 through 64.55.090."

c. Submit to the building inspector, a letter signed by a third-party *qualified inspector* certifying that the building enclosure has been inspected during construction and has been constructed in substantial compliance with the building enclosure design documents, per RCW 64.55.060. A final inspection will not be approved, nor a final certificate of occupancy issued prior to the receipt of the signed letter.

(2) Submit a completed, signed, and recorded [Condominium Sales Prohibition Covenant](#) which prohibits the sale of individual dwelling units as condominiums for a minimum of five years. The completed and signed form must be recorded with the King County Recorder's office and submitted prior to permit issuance, per RCW 64.55.020(10).